

Minutes of the 12 May 2014
Regular Meeting of the Yancey County Board of Commissioners
Held at 6:00 o'clock p.m. in the Yancey County Courtroom
Yancey County Courthouse, Burnsville, North Carolina

Present at the 12 May 2014 meeting of the Yancey County Board of Commissioners were, Chairman Johnny Riddle, Commissioner Jill Austin, Commissioner Jim Edwards, Commissioner Randy Ollis, Commissioner Jeff Whitson, County Manager Nathan Bennett, Clerk to the Board Jason Robinson, County Planner Jamie McMahan, County Attorney Donny Laws, members of the media, and members of the general public.

Call to Order and Approval of Agenda

Chairman Riddle called the meeting to order. Chairman Riddle then recognized members of the Aktion Club. Jordan Mace, Chaplain sang the National Anthem and delivered the invocation. Justin Coates, Sergeant-At-Arms led the Pledge of Allegiance. Ms. Tammy Scott, President of the Aktion Club and Georgia Stamey, Past President next explained about the work of the Aktion Club and what kinds of projects the club is involved with in the community. Chairman Riddle thanked all of the members of the Aktion Club for their involvement with the meeting and invited them back anytime. Chairman Riddle then asked for a motion to approve the agenda. Commissioner Ollis made a motion to approve the agenda and it was seconded by Commissioner Austin. The vote to approve was unanimous. (Attachment A)

Public Comment

The only person to speak before the Board was Veronica Creech, who spoke about a perceived problem at DSS.

Governor's Volunteer Service Awards

The Board next heard from Linda Semon with Cooperative Extension Service. Ms. Semon informed the Board that two Yancey County residents had been chosen to receive the Governor's Volunteer Service Award. One of those individuals was Noah Gavanus in the Youth Category and the other was Wanda Proffitt who received a Lifetime Achievement Award (Attachment B)

Parks and Recreation Special Recognition

The Board next heard from Jeff Howell with the Yancey County Recreation Department. Mr. Howell stated that he and the recreation department would like to pay honor to Mrs. Amy Sheele, Executive Director of Graham Children's Health Service, who is moving to Michigan. Mr. Howell stated that without the assistance of Mrs. Sheele and Graham Children's Health Services that many of the amenities at Cane River Park would not have been possible. According to Mr. Howell, Mrs. Sheele has written numerous grants to help develop Cane River Park. The Board expressed its gratitude to Mrs. Sheele for all of the help that she has provided to the County over the years and wished her well as she moves back home to Michigan.

RESOLUTION-Recognition of Mayland Community College

The Board next heard from Clerk to the Board Jason Robinson who read aloud a resolution honoring the achievements of Mayland Community College. Upon the reading of the resolution by the clerk, Chairman Riddle made a motion to adopt the resolution and it was seconded by Commissioner Edwards. The vote to approve was unanimous (Attachment C). Chairman Riddle stated that there was a lot of good work going on at Mayland and that he is looking forward to more good things to come.

Consent Agenda

The Board next moved to the consent agenda portion of the agenda. On the consent agenda for April was the approval of the April 14th regular meeting minutes, the performance review reports for both CDBG projects in the county (Attachment D). Also included in the consent agenda for May were the designation of the Yancey County Committee on Aging as the lead agent for the Home and Community Care Block Grant and the approval of the board for that grant (Attachment E). In addition, the Yancey County Senior Center also had a budget amendment for the current 2013-14 budget (Attachment F). Finally, on the consent agenda was the April tax collection report (Attachment G). Upon hearing the items on the consent agenda, Commissioner Whitson made a motion to approve the consent agenda and it was seconded by Commissioner Edwards. The vote to approve was unanimous.

United States Forest Service

The Board next heard from Matt McCombs, District Ranger with the Appalachian Ranger District. Mr. McCombs stated that one reason he was coming before the Board was to introduce himself since he had been in the district for about 7 months. Mr. McCombs further stated that the National Forest service was in the process of a forest plan revision for the Pisgah and the Nantahala National Forests. This plan will be the first revision since 1987 and Mr. McCombs encouraged the Board that if they had any questions or concerns to please contact him about this process (Attachment H)

Contract for 2016 Tax Reappraisal

The Board next heard from Tax Administrator Jeff Boone concerning the 2016 tax reappraisal process and bids. Mr. Boone stated that requests for proposals were sent out to all of the North Carolina Department of Revenue approved tax reappraisal companies. Proposals were only received from two companies, Tyler Technologies and Assessment Solutions Inc. According to Mr. Boone, Tyler Technologies submitted the lowest bid at \$274,000, which included photographs of parcels. Mr. Boone stated that Assessment Solutions presented three options: one option for \$211,500; one option for \$256,500; these two options would be for a partial reappraisal and the final option at \$364,500 which would be for a full reappraisal with an additional \$15,750 for photographs. Mr. Boone stated that upon reviewing the prices and services offered and checking the references of the two companies he would like to recommend the County proceed with Tyler Technologies. Upon hearing from Mr. Boone, Commissioner Whitson made a motion to approve the bid from Tyler Technologies and authorize all county staff to execute any documents needed to finalize the proposal and contract. The motion was seconded by Commissioner Edwards and the vote to approve was unanimous (Attachment I).

County Manager Business

The Board next heard from County Manager Nathan Bennett. Mr. Bennett gave the Board an update concerning the library rehabilitation and repair work that has been completed on the Yancey County Library. Mr. Bennett also gave the Board an update on the work at Cane River Park. Mr. Bennett stated that he was hopeful that the current phase of developing the baseball fields would be completed in about two weeks and the fields will hopefully be ready for use. Mr. Bennett also gave the Board an update on the Board of Elections office space. The owner of the building is seeking a substantial increase in the amount of the monthly rent payment and also is seeking a long term lease of five years. Mr. Bennett stated that he was looking at alternatives other than the increase including the former United States Forest Service administration building. Mr. Bennett stated that he felt that this would be a good opportunity for the County because the payments on the purchase of the building would roughly be the same as what the County currently pays in lease payments. Commissioner Whitson asked about the Bald Creek Daycare. Mr. Bennett stated that he is continuing to work with Intermountain Children's Services about renting or buying the building. Commissioner Edwards asked about an update on the East Yancey Sewer project. Mr. Bennett stated that the County is still waiting to hear from the US Fish and Wildlife Service and that the Congressional Delegation has been contacted concerning these problems.

County Attorney Business

County Attorney Donny Laws stated that he had no business to bring before the Board for the month of April.

Commissioner Business

Commissioner Ollis reminded the Board that they have an appointment to the Social Services Board of Directors by June 30th.

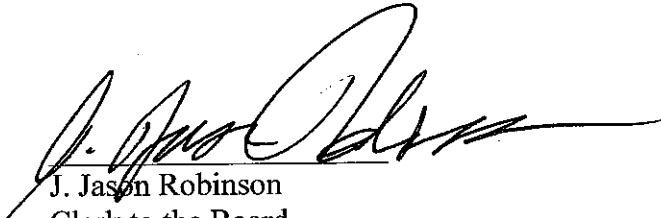
Adjournment

Having no further business Commissioner Whitson made a motion to adjourn and it was seconded by Commissioner Austin. The vote to adjourn was unanimous.

Approved and authenticated on this the _____9th_____ day of June 2014.

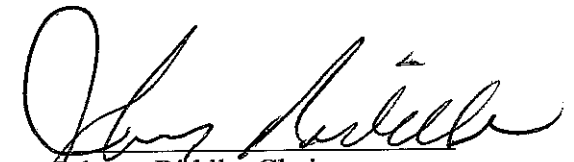
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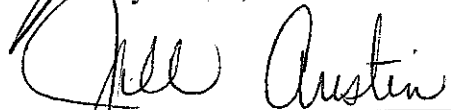
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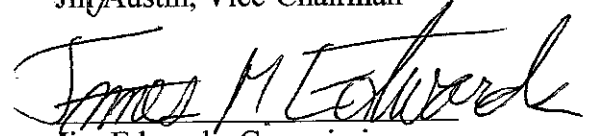

J. Jason Robinson
Clerk to the Board

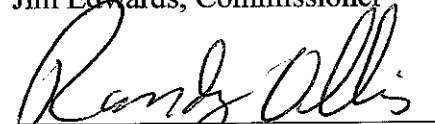
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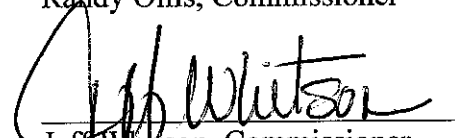



Johnny Riddle, Chairman


Jill Austin, Vice-Chairman


Jim Edwards, Commissioner


Randy Ollis, Commissioner


Jeff Whitson, Commissioner



AGENDA
YANCEY COUNTY BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING
May 12, 2014
6:00 P.M.

- I. Call to Order – Chairman Johnny Riddle
- II. Invocation, Pledge of Allegiance to the Flag, National Anthem – Invocation by Jordan Mace, Chaplain of Aktion Club; Pledge of Allegiance by Justin Coates, Sergeant-At-Arms of Aktion Club; National Anthem by Matt McKinney of Aktion Club
- III. Introduction of Aktion Club – Tammy Scott, President of Aktion Club
- IV. Approval of the Agenda
- V. Special Recognition – Governor’s Volunteer Service Awards – Linda Semon, Cooperative Extension
- VI. Special Recognition – Parks and Recreation – Jeff Howell, CRG Director
- VII. Special Recognition – RESOLUTION – Recognition of Mayland Community College
- VIII. Public Comment
- IX. Consent Agenda
 - a. Approval of the Minutes – April 14th Regular Meeting minutes, April 8th Special Meeting minutes
 - b. CDBG Performance Review Monthly Reports – Scattered Site Housing and Senior Center Projects
 - c. Yancey County Council on Aging (YCCOA) – YCCOA Lead Agency Designation, Home and Community Care Block Grant Advisory Committee Board, 2013-14 Budget Amendment
 - d. April Tax Collection Report – Informational
- X. United States Forest Service – Update on National Forest Plan – Matthew McCombs, District Ranger
- XI. Yancey County Tax Office – Contract update for 2016 Reappraisal – Jeff Boone, Tax Administrator
- XII. County Manager Report – Nathan Bennett, County Manager
 - a. General Update
- XIII. County Attorney Report – Donny Laws, County Attorney
- XIV. County Commissioners Report
- XV. Adjourn

Attachment B

On behalf of the Governor's office I would like to recognize the volunteerism of Wanda Proffitt in the category of Lifetime Achievement.

Wanda is an individual who has exhibited a lifelong commitment to volunteerism and community service. Not only is Wanda being recognized with this service award, but was also personally recognized by Governor Pat McCrory on Monday April 7th at The Executive Mansion in Raleigh, where she received the 2014 Governor's Medallion Award for Volunteer Service.

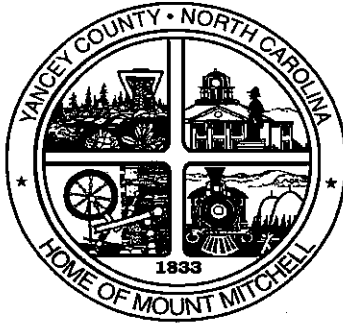
Wanda is tireless in her efforts to improve the local economy of Yancey County. As Volunteer Chair on the Yancey County Economic Development Commission for many years she helped bring new industries (OMC & Avondale) to Yancey County prior to now serving as Director of the EDC. Wanda has volunteered thousands of hours in her county and state. She has been an integral part of many organizations; by serving on boards or volunteering with associations that have improved the lives of the citizens of not only Yancey County but also our State of North Carolina. The list is longer, however I would like to highlight just a few of these organizations: Spruce Pine Community Hospital, Mayland Community College Foundation, Avery-Mitchell-Yancey Regional Library, Better Business Bureau, Advantage West, Habitat for Humanity, United Community Bank, NC Department of Transportation, WAMY, Wachovia Bank, Higgins Methodist Church, North Carolina Real Estate Commisison, Yancey-Mitchell Board of Realtors, North Carolina Association of Realtors and National Association of Realtors. I have a great respect for the years of devoted service that this woman has given in our behalf.

Thank you Wanda, we would like you to know how much we appreciate your many years of service to Yancey County, by recognizing you with this award.

Linda Semon

County Coordinator

North Carolina Commission on Volunteerism and Community Service



RESOLUTION

IN RECOGNITION
OF

MAYLAND COMMUNITY COLLEGE

WHEREAS, Mayland Community College was established in 1971 by joint resolution of Yancey, Mitchell and Avery counties to serve the post-secondary educational needs of our community; and

WHEREAS, Mayland Community College has become a leader in education and career training in the region and appeared on four separate rating lists in 2013; and

WHEREAS, Mayland Community College was ranked 32nd out of the top 50 community colleges in the United States by *Washington Monthly's* "2013 Community College Ranks"; and

WHEREAS, Mayland Community College was ranked 10th in the nation of the 50 best community colleges in the United States by *Bestschools.org*; and

WHEREAS, Mayland Community College was ranked 9th in the nation out of the top 10 community colleges by *Bankrate.com*; and

WHEREAS, Mayland Community College was ranked 16th out of the 25 best community colleges in the United States by *Createacareer.org*; and

WHEREAS, Mayland Community College was the only North Carolina community college to be ranked on all four of the above surveys; and

WHEREAS, these rankings place Mayland Community College in the Top 1% of community colleges in the United States.

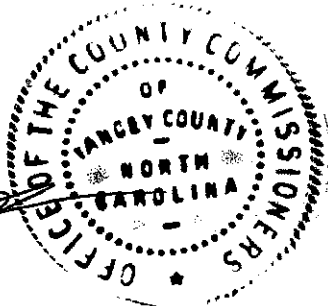
NOW, THEREFORE, BE IT RESOLVED by the Yancey County Board of County Commissioners that Mayland Community College is hereby recognized and congratulated for this extraordinary accomplishment. Furthermore, this Board encourages the North Carolina State Board of Community Colleges to likewise recognize Mayland Community College for this outstanding achievement.

ADOPTED this the 12th day of May, 2014 by the Yancey County Board of County Commissioners.

(County Seal)

Attest:

J. Jason Robinson, Clerk to the Board



Johnny Riddle, Chairman

(Due 15th of month)

- ❖ **On Performance Schedule:** Stop and submit report, no current performance status or remedy to get back on schedule is required
- ❖ **Off Performance Schedule:** Provide current performance status and remedy to get back on schedule and submit report

Attachment E



Yancey County Committee On Aging, Inc.

10 Swiss Avenue • Burnsville, North Carolina 28714 • (828) 682-6011 • FAX (828) 682-6107

April 17, 2014

To: Nathan Bennett, County Manager
Johnny Riddle, Chairman, County Commissioners
Randy Ollis, County Commissioner
Jim Edwards, County Commissioner
Jeff Whitson, County Commissioner
Jill Austin, County Commissioner

From: Vivian Hollifield, YCCOA Director *uh*

RE: H&CCBG Lead Agency for Yancey County

We are in the process of completing our budget for the FY 2015 and once again are asking for a letter from you designating YCCOA as the Lead Agency for Yancey County for FY 2015.

Attached is our H&CCBG Advisory Committee Board for approval.

Thank you.



Yancey County Committee On Aging, Inc.

10 Swiss Avenue • Burnsville, North Carolina 28714 • (828) 682-6011 • FAX (828) 682-6107

YANCEY COUNTY H&CCBG ADVISORY COMMITTEE BOARD FY 2014

Nathan Bennett
Johnny Riddle
Julie Wiggins
Bryan Peterson
Lynn Austin
Vivian Hollifield
Tres Magner
Anita Buchanan
Sylvia Archer
LaCosta Tipton
JoAnna Biddix
Gwen Frye
Kathlene Stith
Samantha Phipps
Rick Tipton
Harvey Sharpe
Maryallen Estes
Daphne Griggs
Joe Scott
Paul Helsher
Jan Scott
Tonya Adkins
Rachel Stanton

Yancey County Manager
Yancey Co. Commissioners Chairman
AAA Director
YCCOA Chairperson
YCCOA Vice-Chairperson, YCTA
YCCOA Director
NC Cooperative Extension Service
WAMY Community Action
AMY Library System
Yancey Co. Health Dept. Director
Yancey Co. CAP-DA
Yancey Co. Home Health
American Cancer Society
Family Violence Coalition
Yancey Co. Dept. of Social Services
Yancey Co. Baptist Assoc.
Senior Tar Heel Legislature Delegate
Senior Tar Heel Legislature Alternate
Senior Citizen, YCCOA Volunteer
Senior Citizen, YCCOA Volunteer
Senior Citizen, YCCOA Volunteer
Heritage Adult Day Retreat
RHA Behavioral Health

NAME AND ADDRESS
COMMUNITY SERVICE PROVIDER
Yancey County COA, Inc.
10 Swiss Avenue, POB 546
Burnsville, NC 28714

Home and Community Care Block Grant for Older Adults

County Funding Plan

Provider Services Summary

DOA-732 (Rev. 2/12)
County Yancey
July 1, 2013 through June 30, 2014
REVISION # , DATE April 30, 2014

Provider Services Summary

[illegible]

*Adult Day Care & Adult Day Health Care Net Service Cost

Daily Care	
Transportation	
Administrative	
Net Ser. Cost Total	

Certification of required minimum local match availability. Required local match will be expended simultaneously with Block Grant Funding.

 Authorized Signature, Title

 Community Service Provider

 Date

Signature, County Finance Officer David Robinson Date 5/12/14

Signature, Chairman, Board of Commissioners Date 5-16

Attachment G
YANCEY COUNTY TAX ADMINISTRATION

End of Month Breakout
Posted Credits in Date Range 04/01/2014 to 04/30/2014 for Both

Description	Amount
NonVehicle Payments	
County NonVehicle Tax Payments 2013	\$224,750.47
County NonVehicle Tax Payments 2012	\$38,152.82
County NonVehicle Tax Payments 2011	\$7,433.29
County NonVehicle Tax Payments 2010	\$2,318.28
County NonVehicle Tax Payments 2009	\$1,034.03
County NonVehicle Tax Payments 2008	\$85.96
County NonVehicle Tax Payments 2007	\$36.44
County NonVehicle Tax Payments2006	\$39.00
County NonVehicle Tax Payments 2005	\$198.25
County NonVehicle Tax Payments 2004	
County NonVehicle Tax Payments 2003	
County NonVehicle Advertising Payments	\$639.76
County NonVehicle Interest Payments	\$15,589.54
County NonVehicle Late List Penalty Paym	\$13,450.87
County Foreclosure Cost Payments	\$3,663.86
County NonVehicle Refunds	
County NonVehicle Total Payments	\$307,392.57
Burnsville VFD NonVehicle Tax	\$2,497.89
South Toe VFD NonVehicle Tax	\$4,392.54
Newdale VFD NonVehicle Tax	\$4,959.50
West Yancey VFD NonVehicle Tax	\$4,891.47
Egypt/Ramseytown VFD NonVehicle Tax	\$2,088.94
Clearmont VFD NonVehicle Tax	\$2,457.33
Double Island VFD NonVehicle Tax	\$772.18
Pensacola VFD NonVehicle Tax	\$812.41
VFD NonVehicle Total Payments	\$22,872.26
NonVehicle Total Payments	\$330,264.83
NonVehicle BankCard Amount	\$27,044.02
NonVehicle BankCard Fee	
Vehicle Payments	
County Vehicle Tax Payments 2013	\$16,443.94
County Vehicle Tax Payments 2012	\$1,450.17
County Vehicle Tax Payments 2011	
County Vehicle Tax Payments 2010	
County Vehicle Tax Payments 2009	

County Vehicle Tax Payments 2008	
County Vehicle Tax Payments 2007	
County Vehicle Tax Payments 2006	
County Vehicle Tax Payments 2005	
County Vehicle Tax Payments 2004	
County Vehicle Tax Payments 2003	
County Vehicle Interest	\$1,129.88
County Vehicle Total Payments	\$19,023.99
Burnsville VFD Vehicle Tax	\$545.21
South Toe VFD Vehicle Tax	\$248.94
Newdale VFD Vehicle Tax	\$518.94
West Yancey VFD Vehicle Tax	\$273.81
Egypt/Ramseytown VFD Vehicle Tax	\$140.50
Clearmont VFD Vehicle Tax	\$184.68
Double Island VFD Vehicle Tax	\$51.57
Pensacola VFD Vehicle Tax	\$62.93
VFD Vehicle Interest	\$129.36
VFD Vehicle Total Payments	\$2,155.94
Town of Burnsville Vehicle Tax	\$822.06
Town of Burnsville Vehicle Interest	\$39.26
Town of Burnsville Vehicle Total Payment	\$861.32
State Vehicle Interest	\$564.18
Vehicle Total Payments	\$22,605.43
Vehicle BankCard Amount	\$2,168.89
Vehicle BankCard Fee	
NonVehicle + Vehicle Total Payments	\$352,870.26
05/01/2014	

YANCEY COUNTY TAX ADMINISTRATION

End of Month Breakout

Outstanding Balances through 04/30/2014

Description	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	Total
Balances												
County NonVehicle Tax												\$942,662.96
\$542,559.61	\$214,435.55	\$67,513.01	\$37,759.03	\$20,994.04	\$15,255.82	\$10,444.68	\$11,364.55	\$9,721.07	\$3,913.05			\$8,702.55
BURNSVILLE FIRE DISTRICT NonVehicle Tax												\$11,582.10
\$7,576.89	\$1,367.24	\$703.98	\$683.23	\$204.85	\$254.66	\$167.53	\$322.51	\$142.41	\$76.40			\$82.40
CANE RIVER FIRE DISTRICT NonVehicle Tax												\$15,620.40
\$12,339.25	\$2,329.69	\$447.09	\$194.98	\$99.04	\$113.56	\$41.28	\$12.28	\$31.83	\$2.28			\$9.12
EGYPT FIRE DISTRICT NonVehicle Tax												\$5,814.47
\$2,973.11	\$855.97	\$688.03	\$334.58	\$256.85	\$216.10	\$104.50	\$102.48	\$85.55	\$57.35			\$139.95
RAMSEYTOWN FIRE DISTRICT NonVehicle Tax												\$510.74
			\$59.95	\$47.05	\$47.05	\$49.65	\$49.65	\$51.34	\$49.65			\$156.40
GREEN MOUNTAIN FIRE DISTRICT NonVehicle												\$8,223.47
\$4,467.05	\$1,707.75	\$1,555.27	\$371.65	\$94.55	\$14.20	\$1.50	\$1.50	\$10.00				
JACKS CREEK FIRE DISTRICT NonVehicle Tax												\$1,523.20
\$26.33	\$45.21		\$631.52	\$190.18	\$108.00	\$100.91	\$107.86	\$101.65	\$46.91			\$164.63
BRUSH CREEK FIRE DISTRICT NonVehicle Tax												\$1,620.04
\$1,146.89	\$249.03	\$101.22	\$92.44	\$26.86	\$1.80	\$1.80						
CRABTREE FIRE DISTRICT NonVehicle Tax												\$11,323.38
\$7,059.39	\$1,545.86	\$752.00	\$562.40	\$451.90	\$251.39	\$231.73	\$207.19	\$190.63	\$29.82			\$41.07
SOUTH TOE FIRE DISTRICT NonVehicle Tax												\$13,812.19
\$7,373.28	\$2,562.54	\$2,151.33	\$555.81	\$435.00	\$244.25	\$137.37	\$124.35	\$102.50	\$24.12			\$100.64
PENSACOLA FIRE DISTRICT NonVehicle Tax												\$4,148.00
\$3,468.39	\$348.58	\$132.86	\$25.44	\$23.28	\$24.20	\$23.52	\$24.12	\$24.17	\$14.22			\$39.42
PRICES CREEK FIRE DISTRICT NonVehicle Ta												\$8,833.85
\$665.20	\$7,347.36		\$247.31	\$138.90	\$141.93	\$56.98	\$53.58	\$39.37	\$27.70			\$115.52

County Late List Penalty										\$29,828.36
	\$17.99	\$28,200.06	\$61.91	\$8.68		\$240.27	\$512.10	\$387.17	\$390.67	\$9.51
County NonVehicle Interest										\$140,066.26
	\$23,238.86	\$34,826.82	\$16,465.63	\$11,362.79	\$8,770.50	\$8,291.26	\$6,892.45	\$8,453.99	\$8,254.80	\$3,500.64
County Advertising Cost										\$10,088.73
	\$6,371.36	\$1,124.37	\$556.00	\$420.00	\$296.00	\$232.00	\$182.00	\$178.50	\$147.00	\$119.00
NonVehicle										\$50,407.18
	\$3,027.19	\$34,692.81	\$11,720.03							\$967.15
Totals										\$1,256,065.33
	\$622,310.79	\$331,638.84	\$102,848.16	\$53,330.81	\$32,029.00	\$25,436.49	\$18,948.00	\$21,389.73	\$19,292.99	\$8,828.29

Billed to Date

County NonVehicle Tax 2013

\$12,319,909.77

% Collected

95.60%

05/01/2014

PRICES CREEK FIRE DISTRICT Vehicle Tax			\$967.19
\$718.16			\$249.03
County Vehicle Interest			\$9,099.86
\$4,784.63			\$4,315.23
TOWN OF BURNSVILLE Vehicle Interest			\$739.89
\$350.47			\$389.42
BURNSVILLE FIRE DISTRICT Vehicle Interes			\$202.26
\$102.08			\$100.18
CANE RIVER FIRE DISTRICT Vehicle Interes			\$69.69
\$34.63			\$35.06
EGYPT FIRE DISTIRCT Vehicle Interest			\$26.38
\$14.34			\$12.04
RAMSEYTOWN FIRE DISTRICT Vehicle Interes			\$32.79
\$17.48			\$15.31
GREEN MOUNTAIN FIRE DISTRICT Vehicle Int			\$30.23
\$15.70			\$14.53
JACKS CREEK FIRE DISTRICT Vehicle Intere			\$113.17
\$59.04			\$54.13
BRUSH CREEK FIRE DISTRICT Vehicle Intere			\$36.69
\$19.37			\$17.32
CRABTREE FIRE DISTRICT Vehicle Interest			\$247.43
\$122.62			\$124.81
SOUTH TOE FIRE DISTRICT Vehicle Interest			\$128.98
\$73.12			\$55.86
PENSACOLA FIRE DISTRICT Vehicle Interest			\$37.95
\$21.98			\$15.97
PRICES CREEK FIRE DISTRICT Vehicle Inter			\$67.98
\$36.59			\$31.39
DMV Vehicle Interest			\$4,345.92
\$3,116.69			\$1,229.23
Totals			\$163,402.97
\$115,975.62			\$47,427.35

	Billed to Date	% Collected
County Vehicle Tax 2013	\$360,685.23	74.73%

05/01/2014



National Forests in North Carolina
U.S. Forest Service
160A Zillicoa St.
Asheville, NC 28801

FACT SHEET

Nantahala and Pisgah National Forests Plan Revision

Overview

The U.S. Forest Service will revise the Nantahala and Pisgah National Forests Land and Resource Management Plan (the Plan) beginning in November 2012. The process is expected to take three to four years to complete. When revision is completed, the Plan will guide management of the Nantahala and Pisgah National Forests for approximately 15 years. The Forest Service published the original Plan in 1987. A significant amended was published in 1994, and smaller amendments occurred in subsequent years.

Each national forest and grassland is governed by a management plan in accordance with the National Forest Management Act. These plans set management, protection and use goals and guidelines.

Revision of the Plan will occur in three phases:

1. Assessment – During this phase, the Forest Service will collect and compile data and other information on the current state of the Nantahala and Pisgah National Forests. The assessment phase will focus on what changes are needed to the management plan for the two national forests. Numerous public meetings will take place to receive input from stakeholders during this period.
2. Planning Period – During this phase, the Forest Service will analyze the data collected; determine the management practices needed to accomplish the desired goals and the effects those management practices may have on the land; draft the revised Plan; receive and respond to public comment; and release the final Plan.
3. Monitoring – The monitoring phase begins after the final Plan is released and continues throughout the Plan period. During this phase, the Forest Service monitors the progress of Plan implementation to make sure goals are achieved.

Timeline for Plan Revision:

- Assessment (Phase 1) – November 2012 - Fall 2013
- Planning Period (Phase 2) – Fall 2013 - 2015/Early 2016
- Monitoring Phase (Phase 3) – Early 2016 and Beyond

Information on the current Plan (before revision) is posted online at:

<http://www.fs.usda.gov/detail/nfsnc/landmanagement/planning>, click on “Nantahala and Pisgah National Forests.”

New Planning Rule

A new Planning Rule, finalized by the Forest Service in May 2012, will guide the process for revising the Nantahala-Pisgah National Forests Plan. This means that the Plan will be among the first forest plans nationwide to be revised under the new rule. The new Planning Rule replaced the 1982 rule.

The new Planning Rule includes:

- Mandatory components to restore and maintain forests and grasslands.

- Requirements to provide habitat for plant and animal diversity and species conservation. The requirements are intended to keep common native species common, contribute to the recovery of threatened and endangered species, conserve proposed and candidate species, and protect species of conservation concern.
- Requirements to maintain or restore watersheds, water resources, water quality including clean drinking water, and the ecological integrity of riparian areas.
- Requirements for multiple uses, including outdoor recreation, range, timber, watershed, wildlife and fish.
- Requirements to provide opportunities for sustainable recreation, and to take into account opportunities to connect people with nature.
- Requirements for the use of the best available scientific information to inform the planning process and documentation of how science was used in the plan.
- A more efficient and adaptive process for land management planning, allowing the Forest Service to respond to changing conditions.
- Opportunities for public involvement and collaboration throughout all stages of the planning process. The final rule provides opportunities for Tribal consultation and coordination with state and local governments and other federal agencies, and includes requirements for outreach to traditionally underrepresented communities.

More information about the new Planning Rule is available online at:

<http://www.fs.usda.gov/main/planningrule/home>.

Collaboration

Collaboration is the keystone for revising the Plan. Public input and collaboration throughout the revision process will help ensure that the Plan meets the needs of the wide variety of stakeholders who enjoy the Nantahala and Pisgah National Forests each year. The public will have numerous opportunities to collaborate with the Forest Service and provide input to the Plan.

Comments or Questions:

Comments or questions about the Plan revision or process can be sent by email to:

NCplanrevision@fs.fed.us

Hard copies of comments can be mailed to:

National Forests in North Carolina, Nantahala-Pisgah Plan Revision, 160 Zillicoa St. Suite A, Asheville, NC 28801.

Current subscribers of Nantahala or Pisgah National Forest mail or email lists will automatically receive updates regarding Plan revision.

For More Information

For more information about Plan revision, visit www.fs.usda.gov/goto/nfsnc/nprevision.

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FACT SHEET

Nantahala and Pisgah National Forests

Overview

The Nantahala and Pisgah National Forests are two of four national forests in North Carolina and managed by the USDA Forest Service. The two national forests are found in western North Carolina and encompass more than 1 million acres. Together, they are among the most visited national forests in the nation.

The forest communities range from dry yellow pines to a variety of moist cove and mountain oak forests, to high-elevation northern hardwoods and spruce-fir forests. Almost 1,900 types of plants, including nearly 130 types of trees, and more than 300 species of vertebrate animals are found within the forests.

Both forests provide an abundance of clean air and water, scenic beauty, recreational opportunities, timber, wildlife habitats including old growth forests, and other goods and services. National forest visitors may enjoy a wide variety of recreational activities from whitewater rafting to camping and picnicking. With hundreds of trail miles, opportunities exist for hikers, mountain bikers, horseback riders and off-highway vehicle riders.

The diversity of plant and wildlife species includes species found nowhere else in the world. High quality timber adds to the nations' supply of wood products while medicinal, edible and commercial plants and shrubs are of economic value to local communities.

Nantahala National Forest

The Nantahala National Forest lies in the mountain and valleys of southwestern North Carolina. The largest of North Carolina's four national forests, the Nantahala encompasses approximately 532,000 acres.

The Forest is divided into three ranger districts: Cheoah based in Robbinsville, N.C.; Tusquitee in Murphy, N.C.; and the Nantahala in Franklin, N.C. All district names come from the Cherokee language. "Nantahala" is a Cherokee word meaning "land of the noon day sun," a fitting name for the Nantahala Gorge, where the sun only reaches to the valley floor at midday.

The Nantahala National Forest was established in 1920 under authority of the 1911 Weeks Act. This act provided authority to acquire lands for national forests to protect watersheds, to provide timber and to regulate the flow of navigable streams.

The many notable places within the boundaries of Nantahala National Forest include:

- Three designated wilderness areas: Ellicott Rock; Southern Nantahala; and Joyce Kilmer/Slickrock
- Mountain Water Scenic Byway
- Wayhutta Off-Highway Vehicle Area
- Two wild and scenic rivers: Chattooga; Horsepasture
- Numerous waterfalls including Dry Falls, Bridal Veil Falls, Cullasaja Falls and Whitewater Falls.

- Four shooting ranges: Dirty John; Panther Top; Moss Knob; and Atoah
- Two experimental forests: Coweeta Hydrologic Laboratory; Blue Valley Experimental Forest
- Approximately 87.9 miles of the Appalachian Trail

Pisgah National Forest

Comprised of more than 512,000 acres, the Pisgah National Forest is a land of mile-high peaks, cascading waterfalls and heavily forested slopes.

The Pisgah, Grandfather, and Appalachian Ranger Districts are based in Pisgah Forest, Nebo, and Mars Hill, N.C. respectively. These district names follow the names of nearby geographic features: Mt. Pisgah, Grandfather Mountain, and the Southern Appalachian Mountains.

The Pisgah National Forest was established in 1916. It is home of the first tract of land purchased under the Weeks Act of 1911 which led to the creation of the national forests in the eastern United States. It is also home of the first school of forestry in the United States, now preserved at the Cradle of Forestry in America historic site. In addition, the national forest boasts two of the first designated wilderness areas in the East.

In addition to the Cradle of Forestry in America, notable places within the boundaries of Pisgah National Forest include:

- Three designated wilderness areas: Shining Rock; Middle Prong; and Linville Gorge
- Forest Heritage Scenic Byway
- Brown Mountain Off-Highway Vehicle Area
- Waterfalls such as Looking Glass Falls and Linville Falls
- Wilson Creek National Wild & Scenic River
- Bent Creek Experimental Forest
- Scenic areas such as Roan Mountain and Max Patch
- Approximately 151.7 miles of the Appalachian Trail

For More Information

For more information about the Nantahala and Pisgah National Forests, visit www.fs.usda.gov/nfsnc.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all of part of an individual's income is derived from any public assistance program. (Not all bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



File Code: 1920

Date: March 11, 2014

Dear Interested Parties:

Thank you for participating in the process of revising the Nantahala and Pisgah National Forests' Land Management Plan (Nantahala and Pisgah NF Plan). This letter is to announce the start of the scoping process described by the National Environmental Policy Act (NEPA). The proposed action being scoped is revision of the Nantahala and Pisgah NF Plan to address the items described in the "Preliminary Need to Change the Existing Land Management Plan," included with this letter. Scoping is officially initiated with the publication of the Notice of Intent in the Federal Register and begins the second phase of the planning process described in the 2012 Planning Rule (36 CFR 219), called the plan development phase. Upon publication, the Notice of Intent will be posted on the Forest Plan Revision website at:

www.fs.usda.gov/goto/nfsnc/nprevision

Background

The National Forest Management Act (NFMA) of 1976 requires national forests to revise their management plans every 10 to 15 years or when conditions within the plan area have changed significantly. The Nantahala and Pisgah NFs Plan was written in 1987, and had a significant Forest Plan Amendment in 1995. The forests began the formal process of plan revision when the Notice of Initiation was published in the Federal Register on October 3, 2013. The products that were generated out of the first phase of the planning process are the Assessment Report and Preliminary Need to Change the Existing Land Management Plan. The updated Assessment Report, along with the Executive Summary and the Supplemental Reports, and the Preliminary Need to Change the Existing Land Management Plan will be posted on the Forest Plan Revision website. One assessment item, the list of potential species of conservation concern, is still under development and will be posted online when it is available. Any input regarding the list of species of conservation concern may be sent to NCPlanRevision@fs.fed.us.

Public Involvement

In 2013, the Forest Service hosted 14 public meetings to solicit comments, opinions, data and ideas from members of the public as well as representatives of other governmental and non-governmental organizations. Approximately 800 people attended the meetings, and more than 1,000 written comments were received at these meetings, as well as by mail and email. A series of open-house public meetings and Forest Service employee meetings were held in November and December to solicit ideas regarding what needs to change in the management of the Nantahala and Pisgah NFs. The need-for-change ideas that were generated at the meetings and received by mail were reviewed and categorized by the forest plan revision team, and synthesized into the 40-plus statements included in the "Preliminary Need to Change the Existing Land Management Plan." While most of the ideas are captured in this document, a small number of comments were determined to not be in line with the laws, regulations, or policies that provide management direction for the multiple uses of the national forests.



Proposed Action, Purpose and Need

The purpose for revising the current forest plan is (1) the forest plan is over 25 years old, (2) since the forest plan was approved in 1987, there have been changes in economic, social, and ecological conditions, new policies and priorities, and new information based on monitoring and scientific research, and (3) to address the preliminary identified needs to change the existing plan, which are summarized in the Notice of Intent. Extensive public and employee involvement, along with science-based evaluations, have helped to identify these preliminary needs to change the existing forest plan.

The Proposed Action is to revise the forest plan to address the identified needs to change the existing forest plan. Alternatives to the Proposed Action will be developed to address the significant issues that will be identified through scoping.

The Notice of Intent includes a summary of the "Preliminary Need to Change the Existing Land Management Plan." In addition to describing what will be revised in the management plan, the Notice of Intent also identifies the types of decisions that will not be made within the revised forest plan. The authorization of project-level activities on the forests is not a decision made in the forest plan but occurs through subsequent project specific decision-making. Though some strategic guidance may be provided, the designation of routes and trails for motorized vehicle travel, equestrian and mountain bike use are not considered during plan revision, but will be addressed through subsequent planning processes. Some issues (e.g., hunting regulations), although important, are beyond the authority or control of the National Forest System and will not be considered. No decision regarding oil and gas leasing availability will be made, though standards will be brought forward or developed that would serve as mitigations should an availability decision be necessary in the future. No decision will likely be made regarding the management of individual roads, such as might be associated with a Travel Management plan under 36 CFR Part 212.

Future Public Meetings

The forest plan revision team plans to hold a public session on April 17th regarding wilderness and other designated areas. We will be asking for those who are interested to RSVP for this session, as space may be limited. This is currently expected to be a focused day-long discussion in Asheville on the following topics:

- Identification and inventory of areas that may be suitable for inclusion in the National Wilderness Preservation System
- The process for identifying designated areas
- The Scenery Management System and Recreation Opportunity Spectrum

More details regarding the format of the meeting, the agenda, and how to RSVP, will be posted on the forest website in the coming weeks. If you are interested in participating in the meeting, please check the plan revision website or contact Heather Luczak at 828-257-4817.

In addition to the April meeting, public meetings will be scheduled in the coming months to discuss other topics, including issues and alternatives and the development of plan components.

Estimated Process Timeline

- Plan Revision began in October 2012 with the Notice of Initiation.
- March 2014 – scoping begins with the publication of the Notice of Intent and the Preliminary Need for Change
- May 2014 – plan revision team considers scoping comments and identifies issues.
- Spring/Summer 2014 – public meetings to discuss issues, and develop the proposed plan and alternatives
- Fall/winter 2014 – effects to social, economic, and natural resources are analyzed for the draft environmental impact statement (DEIS)
- March 2015 – DEIS is released for public comment, public meetings held
- Summer 2015 – public comments are analyzed and changes to the DEIS are made
- March 2016 – final environmental impact statement (FEIS) is released to the public and objection period begins
- August 2016 – final decision signed

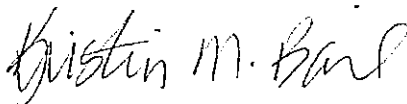
Comments on Proposed Action to Revise the Existing Land Management Plan

This proposal and your comments will provide a basis for the development of the proposed plan and evaluation of issues and alternatives in the EIS. The scoping period runs for 45 days from the date of publication of the Notice of Intent in the Federal Register. Although comments are welcome at any time, they are most helpful to us if received early. I encourage you to submit your comments by April 28, 2014. The final decision on this forest plan revision is subject to objection procedures at 36 CFR 219. Only those individuals and entities who submit substantive formal comments specific to the plan revision during the opportunities for public comment, may file an objection.

Comments which are most meaningful and will be of greatest help in developing the proposed plan are those which address strategic direction for the Nantahala and Pisgah NFs, or what the forests should look like or provide in the future. Comments that are directed towards very specific areas or projects may be outside the scope of plan revision process.

Comments may be submitted online at: <https://cara.ecosystem-management.org/Public/CommentInput?Project=43545>, or by postal mail addressed to: Forest Plan Revision Team, 160 Zillicoa Street, Suite A, Asheville, NC, 28801. If you have any questions, additional information can be provided by Ruth Berner, Forest Planner, at 828-257-4862.

Sincerely,



KRISTIN M. BAIL
Forest Supervisor

Attachment I

FIRMS REGISTERED WITH THE NORTH CAROLINA DEPARTMENT OF REVENUE

Reappraisal Firms

Revised February 19, 2014

Assessment Solutions of North Carolina, Inc.

Timothy F. Cain
4208 Six Forks Road, Suite 1000
Raleigh, NC 27609
919-341-8349
919-341-8375 fax

Complete County Assessments

BoAllen@suddenlink.net
Gary Piner
2321 Shore Drive
Morehead City, NC 28557
252-723-3562

Data Collection Resources, LLC

dcrlc16@gmail.com
William Grizzle
2580 Oakcrest Court
Burlington, NC 27217
336-380-2497

Excel Appraisal Services Inc.

kmcnally001@nc.rr.com
Kathleen McNally
140 Meadow Glen Drive
Wake Forest, NC 27587
919-435-8334

Pearson's Appraisal Service

www.pearsonsappraisal.com
Fred Pearson
P. O. Box 36404
Richmond, VA 23235
804-560-9200
804-560-4344 fax

Rasberry Shackelford & Associates

www.rsares.com
Jerry D. Shackelford II, President
P. O. Box 5487
Kinston, NC 28503
252-527-9646

RS&M Appraisal Services Inc.

s2scout5@charter.net
Ron McCarthy, President
117 Commonwealth Drive
Lincolnton, NC 28092
704-472-4632

Tyler Technologies

www.tylertech.com
Steve Crysel, Sales Executive
4100 Miller-Valentine Court
Moraine, OH 45439
800-800-2581, ext. #1617

Wampler-Eanes Appraisal Group

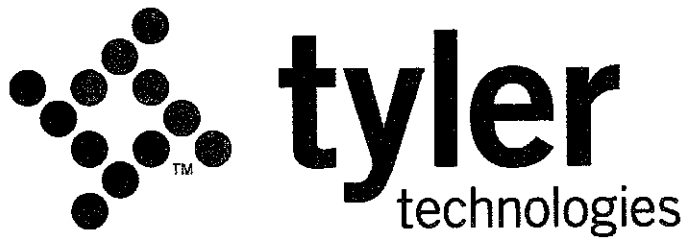
WamplerEanes@rbnet.com
Steven Wampler, President
120 Amsterdam Road
P.O. Box 685
Daleville, VA 24083
540-992-2323

Wingate Appraisal Service

info@wingateteam.com
Harold Wingate, President
5111 Melrose Avenue, N.W.
P. O. Box 6014
Roanoke, VA 24017
540-986-0420
540-986-0927

A PROPOSAL FOR:
Yancey County, North Carolina
2016 Reappraisal

PRESENTED BY:
Tyler Technologies



April 1, 2014

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Tyler Technologies, Appraisal & Tax, 4100 Miller-Valentine Court, Moraine, Ohio 45439
800-800-2581 937-276-5261 866-658-4258 fax · info@tylertech.com · www.tylertech.com

4100 Miller-Valentine Court
Moraine, Ohio 45439

D: 800.800.2581
F: 937.278.3711

www.tylertech.com

April 1, 2014

Yancey County Tax Board of County Commissioners
110 Town Square, Room 11
Burnsville, NC 28714

Re: 2016 Ad Valorem Tax Reappraisal

Dear Commissioners:

Tyler Technologies, Inc., is pleased to respond to the County's Request for a Proposal to complete Yancey County's 2016 Ad Valorem Tax Reappraisal. The attached proposal details our recommended approach to complete this important project. Tyler and Yancey County have enjoyed a long, mutually beneficial relationship and we look forward to the opportunity to continue that relationship through this project. Tyler understands the type of commitment that Yancey County will expect from your selected vendor. We have met and will continue to meet and to exceed that commitment.

This proposal shall be valid and binding for 90 days following the RFP due date. It is understood that this proposal will be an integral and inseparable part of the resulting contract between Yancey County and Tyler Technologies.

Tyler is capable of providing the performance bond for 100% of the contract amount.

The following individuals are officers of Tyler Technologies and are authorized to sign a contract on behalf of Tyler Technologies:

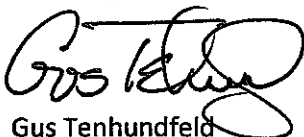
DJ Johnson
President, CLT Appraisal Services

John R. Baker
Director of Inside Sales

Steve Crysel will be Tyler's primary contact for this procurement and he can be reached at any time at 336-263-5386.

Again, we thank you for the opportunity to submit this proposal and we look forward to working with the Tax Department staff.

Sincerely,



Gus Tenhundfeld
Inside Sales Manager

Yancey County, North Carolina
2016 Reappraisal

Budget/Cost

Tyler Technologies approach to the County's 2016 Reappraisal of Real Property as described in our proposal will allow the County to leverage new technologies along with their existing data and Tyler's Unvers CAMA system to provide a cost effective approach to the 2016 Reappraisal.

The total cost to Yancey County for the 2016 Reappraisal is **Two Hundred Seventy Four Thousand Dollars (\$274,000.00)**.

We look forward to the opportunity to further discuss the merits of our approach with the County.

April 1, 2014

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"Given the state of the real estate market, the 2008 Reappraisal performed by Tyler Technologies for Montgomery County was one of the most difficult and challenging ever. Tyler's performance throughout the process was outstanding. The staff members assigned to our project always conducted themselves professionally and were always responsive and willing to do whatever it took to get the job done and done to our satisfaction."

Karl Keith, Auditor
Montgomery County, Ohio

We have an obligation to our citizens to do our jobs as efficiently and cost-effectively as possible. Working with Tyler allows us to do just that. They go above and beyond what we expect our vendor to do."

Stephen White, Cobb County
Chief Appraiser
(Metro Atlanta)

Executive Summary

Partnership Decision

Yancey County has many factors to consider when making the important decision regarding the qualified company they will partner with for the 2016 Reappraisal. Tyler's mass appraisal qualifications, strong experience with CAMA systems, the quality and location of the appraisal personnel to staff the project, and a sound approach for completing the project on time should be primary considerations. In the current economic and political environment it is equally important to assess the financial stability of the partner and the likelihood they will see the project through to completion and be available in the future to assist the County on an as needed basis.

Tyler's past performance is a strong indicator of our future strength. Our exclusive focus on the public sector has allowed Tyler to establish an operating model which has positioned our organization as the clear leader in this space. Because Tyler is a publicly-held company (NYSE: TYL), our prospective clients can leverage regulations as set forth by the SEC to further evaluate our current financial position. We believe it is important to the County to have assurances that the work will occur uninterrupted.

Project Experience

Tyler has a solid record of customer satisfaction and of consistent and efficient completion of related services in Counties just like Yancey. We have over 75 years' experience in the industry. Interesting enough our first Mass Appraisal project was in Guilford County, NC. We have completed or are completing reappraisal projects, data collection and verification projects, and imaging projects throughout the US. We also have considerable experience in providing qualified staff to jurisdictions to supplement their existing staff in a variety of appraisal related tasks, from data collection through appeals. We encourage you to contact not only our cited references, but also all of our recently completed appraisal projects. We suggest you do this as well for all of our competitors' past clients.

Project Personnel

Tyler has built a strong and capable staff over our 75 year history. We continue to this day to hire, train, educate and advance staff in the mass appraisal industry. We are committed to very strong appraisal leadership who will work in

April 1, 2014

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Yancey County, North Carolina
2016 Reappraisal

Tyler is proud of its references and we are pleased to offer the following clients as examples of our successful projects. We encourage the County to contact any of our references, either those listed below or any of our clients, as well as those clients identified by other vendors to ensure their client satisfaction. We are confident that our client satisfaction is unmatched in this industry.

Currituck County, NC

Mr. Tracy Sample
 Tax Administrator
 PO Box 9
 Currituck, NC 27929
 252-235-3005, x254

Gaston County, NC

Mr. Jimmy Tanner
 Tax Director
 128 W. Main Street
 Gastonia, NC 28053
 704-866-3145

Alexander County, NC

Mr. Guy Kerley
 Tax Administrator
 75 1st Street SW
 Courthouse Annex Suite 2
 Taylorsville, NC 28681
 282-632-4346

conjunction with onsite staff to ensure a quality project completed on time. Ryan Vincent will be our designated Project Manager. He will be supported by David J. Johnson, the President of Tyler's CLT Appraisal Services.

We are committed to North Carolina, a fact clearly evident by our three appraisal projects currently underway and over 20 current software clients. Tyler also has over 175 employees in other geographic regions from which to draw additional team members, if necessary, to execute the project. This staff is made up of talented and driven appraisal professionals trained to perform the necessary tasks Yancey County requires.

Tyler's Appraisal Methodologies and Standards

Tyler's appraisal methodology and standards is well defined within our company. Unique to our methodology is our internal QA/QC process, which serves as a quality control of every aspect of our effort.

Why Choose Tyler

Tyler has the experience to perform all phases of mass appraisal. It is not Tyler's intent to subcontract any of the work associated with this project.

Yancey County should expect its vendor to provide customer service above and beyond the normal call of duty. We have always taken our customer service to an additional level with our professional and courteous staff.

Our company financial stability allows us to meet and exceed any bonding requirements. We have no problem with providing the County the expected level of comfort through the use of a performance bond. Once the bond is in place, we will not come back and ask the County to remove or replace that bond in any way.

Finally, we expect Yancey County to be price conscious, and we believe we are presenting you with a very economical fixed price. Tyler's proposal is competitively priced, but our exemplary performance sets us apart. Some firms may charge less, but if the required results – delivered in a timely manner and professionally presented to officials – are not achieved, this could be a costly error. In a service profession, you get what you pay for. When choosing Tyler, you get your money's worth.

Our Approach to Yancey

As we have stated before, Tyler has a long experience performing mass appraisals, having celebrated our 75th Anniversary in 2013. Our experience includes past

April 1, 2014

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Yancey County, North Carolina
2016 Reappraisal

projects in difficult cities such as New Orleans (post Hurricane Katrina), Alleghany County, PA (Pittsburgh) and Fulton County, GA (Atlanta). As a result, we are fully prepared to perform any aspect of the County's 2016 Reappraisal. As you will see when you review our scope of services, we intend to introduce new technology, new methodology and advances in imagery but we will also focus on accurate and consistent valuation. Tyler has extensive experience utilizing Unvers software from data entry to table generation.

April 1, 2014

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Project Overview and Approach

Examination of the Request for Proposal

Tyler has reviewed the County's RFP, met with the County to understand your needs and desires to better gauge the current environment in Yancey County. We are confident in our understanding of the County's current status and this section will outline our suggested approach for completing the County's 2016 reappraisal.

Meeting the Project Requirements

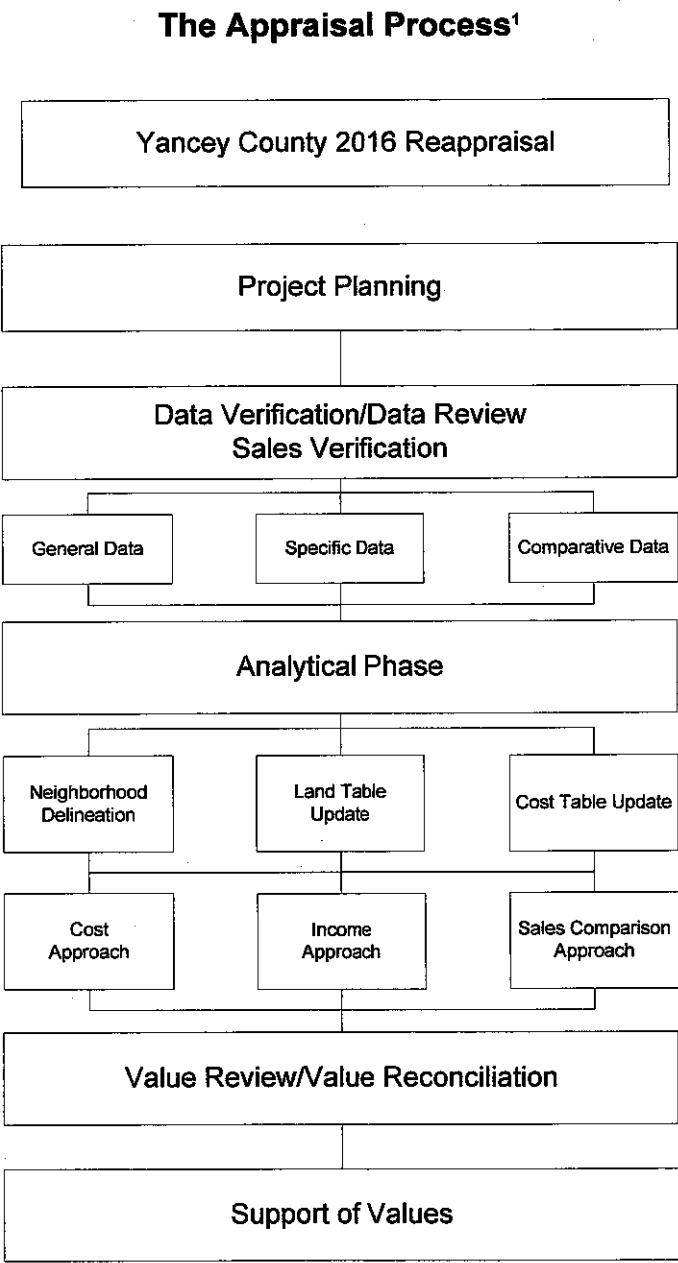
We have a long history with North Carolina Counties and are proud to be the provider of the CAMA software and Appraisal services since 1938. We believe our expertise and our 75 years as a leader in the mass appraisal business provides us a unique ability to not only meet the County's requirements but exceed them by providing best practices in both software and appraisal services and by leveraging our *unparalleled* knowledge.

Understanding the Requirements

Tyler understands the County's desires to complete the reappraisal of real property by January 1, 2016 with the exception of new buildings partially completed as of March 1, 2016. One of Tyler's core competencies is the ability to conduct comprehensive reappraisal projects on time and on budget so that once complete, the project exceeds industry standards for excellence. Our long and extensive history providing reappraisal services and software installations to local jurisdictions has enabled Tyler to develop best practice processes and our ability to use the Univers software to its full capacity is unmatched.

The Reappraisal Project

Tyler has developed a set of best practices that will be used as the blueprint for our overall approach to this project. There are several distinct but related phases or activities that take place over the course of the project, beginning with project planning and continuing through project deliverable, including a review of the project performance measures. The chart below (Table 1) identifies the key steps in the reappraisal project. In our proposal, we have taken a number of these key elements essential to a successful project and provided a more detailed explanation of the steps involved in each.



1: Adapted from the Property Assessment Valuation manual, Second Edition, Copyright 1996 by the IAAO

Table 1

April 1, 2014

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Scope of Services

1.0 Existing Conditions

The Company is herein responsive to the needs of Yancey County for services relating to a full market value reappraisal program for Residential, Agricultural, Commercial, Industrial, Exempt, and Mobile/Manufactured Housing parcels of real property in Yancey County. The Company proposes that these parcels of real estate will be appraised by the Company utilizing the County's Univers system.

2.0 Parcel Count

Yancey County has the following parcel count as determined from the Univers software:

Class	Total Parcels	Improved Parcels
Commercial	390	352
Exempt	740	740
Industrial	10	8
Mobile Homes	1163	1163
Residential/ AG	14820	8530
Total	17123	10793

Table 1

3.0 Purpose of the Reappraisal

The Company understands and accepts the conditions to comply with all applicable sections of the North Carolina Machinery Act and the rules and regulations of the North Carolina Department of Revenue. Further, the Company commits that the reappraisal will conform to the Standards for Ratio Studies established by the International Association of Assessing Officers (IAAO) and the Uniform Standards of Professional Appraisal Practice (USPAP 6) as well as generally accepted standards within the mass appraisal industry.

Appraised values will be prepared for each parcel of real property for all Residential, Agricultural, Commercial, and Industrial taxed like real properties on the effective date of this appraisal which is January 1, 2016, the tax lien date as

April 1, 2014

well as non-taxable Exempt properties. All work except Support of Values, and new construction to be completed by the Company shall be completed no later than January 1, 2016. It is understood that the Tax Administrator is to serve and act as Appraiser-in-Chief and that all decisions as to final assessed valuations, procedures followed, and forms used in the reappraisal will be made by the Tax Administrator or other County designee.

4.0 Personnel

This project will be staffed from personnel working under the direct supervision of Project Manager Ryan Vincent. Some field and clerical personnel may be hired locally and trained on the project by Senior Tyler Staff. The Company agrees that personnel employed by the Company are subject to the Tax Administrator's approval. Detailed resumes of prospective employees shall be provided to the Tax Administrator for review and approval before participating with the reappraisal.

All Company employees will be issued a proper identification card assigned by the Tax Administrator. Each Company employee engaged in field work shall provide current automobile information such as make, model, current insurance card, and a copy of a valid driver's license to the Project Manager. This information will be on file at all times and will be available to the Tax Administrator for inspection.

5.0 Reappraisal Project Timeline

The Company's performance of its obligations under this Agreement shall begin within sixty (60) days of signing with the commencement of planning and creation of a work plan. Said work plan will indicate the starting and completion dates for all the various phases of the project and, once approved and agreed upon, will become part of this Agreement.

The appraisals shall be the Company's opinion of the true value as such value is defined by the North Carolina Machinery Act. The appraisal of each parcel shall be considered to be made as of January 1, 2016, the "Tax Lien Date," and shall reflect the status of each parcel as it exists as of January 1, 2016.

In addition to the work plan, other monitoring activities take place on a continuing basis throughout the project. Routine staff evaluation is a normal internal activity for any industry. Because of the visibility and obvious interest that surrounds a reappraisal project, it is critical that staff not only produce quality work, but also present themselves as courteous, concerned representatives of the County and the Company.

April 1, 2014

Empowering people who serve the public™



**YANCEY COUNTY
NORTH CAROLINA**

BID PROPOSAL

APPRAISAL OF REAL PROPERTY & TAX ASSESSOR'S MANUAL

THE UNDERSIGNED BIDDER AFFIRMS AND DECLARES that this PROPOSAL is executed by said Bidder with full knowledge and acceptance of the SPECIFICATIONS attached hereto on the subject project.

That should this PROPOSAL be accepted in writing by the County, which said Bidder will furnish the services for which this PROPOSAL is submitted at the price bid and in compliance with the provisions of the said SPECIFICATIONS.

That the Bidder or his representative has visited the County of Yancey, is familiar with its geography and its general character of housing; has examined the quality and condition of the ASSESSOR's records; and has met with the ASSESSOR to make himself knowledgeable of those matters and conditions in the County of Yancey which would influence this proposal.

The Bidder proposes to furnish the services required to complete the subject project in accordance with the attached SPECIFICATIONS for REVALUATION, as defined by the three separate options attached, heretofore. The price of Option #1 is Eleven Dollars and Seventy-Five Cents (\$11.75) per parcel; or, the TOTAL AMOUNT of:

\$211,500

Two-Hundred Eleven Thousand, Five-Hundred Dollars

The price of Option #2 is Fourteen Dollars and Twenty-Five Cents (\$14.25) per parcel; or, the TOTAL of

\$256,500

Two-Hundred Fifty-Six Thousand, Five-Hundred Dollars

The price of Option #3 is Seventeen Dollars and Seventy-Five Cents (\$20.25) per parcel; a TOTAL of

\$364,500

Three-Hundred Sixty-Four Thousand, Five-Hundred Dollars

The price of digital photography, per specifications, is proposed at \$1.75 per image, additionally (totaling approximately \$15,750 assuming 9,000 improved parcels), and requires no ongoing maintenance fee.

The Bidder will provide qualified representation to assist the County before the Board of Equalization and Review, Property Tax Commission and/or the Court of Appeals relative to the reappraisal project at no additional cost to the County for the effective span of the Schedule of Values (up to eight years) after the revaluation project is completed.

Assessment Solutions of North Carolina, Inc.

Company Name

4208 Six Forks Road – Suite 1000

Address

Raleigh, North Carolina 27609

Address

(919) 341-8349

Telephone

By:  _____

Timothy F. Cain

Print Name

Executive Vice-President

Title

(919) 341-8375

Fax

YANCEY COUNTY - 2016 REVALUATION

LIMITED	HYBRID	FULL
Assessment Solutions Option A	Assessment Solutions Option B	Assessment Solutions Option C
\$211,500	\$256,500	\$364,500

Qualifications / General

NCDOR Certifications
Submission Deadline Met
Specifications of RFP Met
Yancey Revaluation Experience
Multiple W. NC Revaluation Experience
10+ Years Experience in North Carolina

X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X

Verification

Sales Verification (all)
Residential Data Collection
Commercial & Industrial Data Collection
Exempt Data Collection
Field Verification - Limited (review)
Field Verification - County tandem
Field Verification - Full

X	X	X
X	X	X
X	X	X
X	X	X
X	-	-
-	X	-
-	-	X

Valuation

Cost Approach
Sales Approach
Income Approach
Manufactured Home Audits
Present Use Valuation Audits

X	X	X
X	X	X
X	X	X
-	X	X
-	X	X

Training of County personnel

Canvassing Methodologies
County Personnel Supplemental Visits
Statistical Reviews / Modeling
Graphical Modeling
Review / Verification Procedures

-	X	X
X	X	-
X	X	X
X	X	X
X	X	X

Customer Service Commitment

Full-time staff in County
Internet and phone access to taxpayers
Weekend availability to taxpayers

X	X	X
X	X	X
X	X	X

Appeals

Schedule Informal Hearings
Informal Hearings - Residential
Informal Hearings - Commercial
Informal Hearings / Field Checks
Data Entry - Review / Renotification
Board of E & R Appeals 2016
Board of E & R Appeals 2017-2023
Property Tax Commission Appeals 2016
Property Tax Commission Appeals 2017-2023

X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X

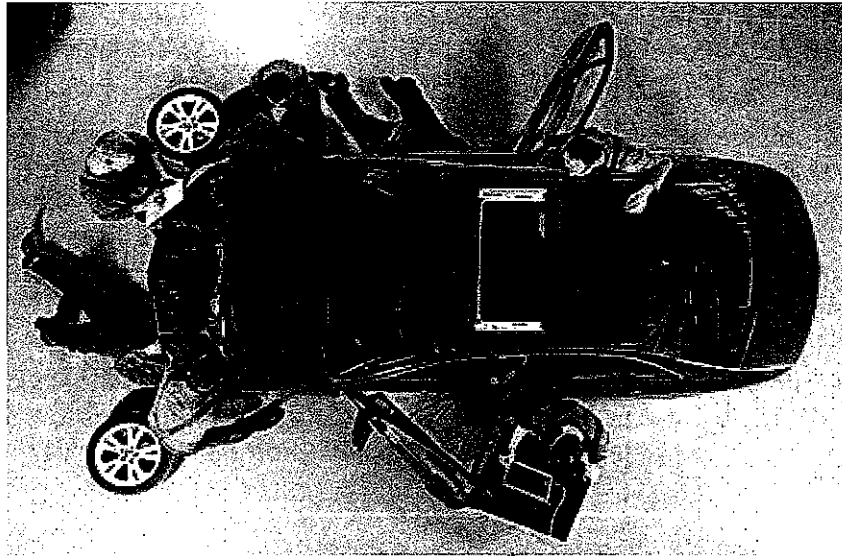
Ongoing Costs / Maintenance Required

No	No	No
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Intangibles

- (1) Economic change since previous revaluation heightens concerns regarding familiarity of Yancey County.
- (2) Most recent activity of revaluation vendors per independent NCDOR statistical review (2012 counties):
 - Swain County (completed by ASI) had best median sales ratio and most accurate/ best C.O.D. in state.
- (5) "Limited" approach to the project refers to 'desktop' valuations as supplemented by limited field visits; the "Hybrid" approach indicates a full field visit to each property with vendor crews supplemented with County personnel.

ANNOUNCING A NEW 'BUMPER-TO-BUMPER, 100,000-MILE' WARRANTY PROGRAM...



FOR YOUR REVAL.

It seems that everything comes with an extended service plan, these days. New and used cars. Computers. Televisions. Microwaves. You can't even go into a big box retailer to purchase a \$59 toaster oven without being questioned about your desire to purchase an extended service plan.

The three-hundred dollar printer that you bought for your office last year came with a warranty.

Shouldn't your revaluation project?

The current economy has changed forever the perception of revaluations in our state, but not the rules. The additional scrutiny, questions and wariness by the public about the quality of reappraisal projects in North Carolina isn't going away. The availability and abundance of online resources only magnifies potential questions.

Assessment Solutions will stand beside you. For the life of your Schedule of Values. That means - for up to the next eight years after conducting your revaluation project - we will defend our values and represent your county-at the Board of Equalization and Review, Property Tax Commission AND Court of Appeals. At no additional charge. We believe that any company performing this service should stand behind it. Even companies that make toaster ovens do that.

Have assessment problems? We *are* Assessment Solutions.

Key Notes Regarding Proposed Calendar

- 1) Our continued involvement with western North Carolina since Yancey's successful 2008 revaluation project has afforded us the ability to maintain trending and sales information, providing a unique opportunity to actually build and cast valuation models within the Univers CAMA program (utilizing the SPSS and ArcGIS software platforms already in place) at the very beginning of the project. In other words, we have the ability to test proposed valuation models in real time during the canvassing activity, providing another "eyes on" check of suitability and identifying potential issues earlier in the process. Additionally, no other vendor has completed more North Carolina 'Univers' revaluations than Assessment Solutions within the past eight years.
- 2) A changing economy since 2006-07 - particularly in housing starts and re-sales, but also reflected in a continued and pronounced shift of commercial and retail interests - has resulted in a need to identify and quantify new valuation model areas, comprised of existing and new neighborhoods established in the previous project. This is necessary because of significantly diminished sales volume, as well as to ensure the county's continued goal of providing transparent and substantially supported valuations as a resulting end-product.
- 3) The preparation of 'Assessment Standards' at the very beginning of the project (largely reflective of the anticipated Schedule of Values manual to be completed over a year later in the process) will provide anticipated pricing for residential components and land segments. **While not typical**, this provides for a forum of continuous trending analysis and model adjustment with each successive month's sales activity, affording the ability to spot and quantify measurable shifts during the entire course of the project, and not limiting the activity to merely a review at the end. **IT IS IMPERATIVE IN MAINTAINING PUBLIC TRUST IN THIS PROCESS THAT ALL VALUATION CHANGES, AS A RESULT OF CONTINUED ECONOMIC CHANGE, ARE FULLY SUPPORTED AND RECOGNIZED BY THE DISCERNIBLE ACTIONS OF BUYERS AND SELLERS IN YANCEY COUNTY.**
- 4) We will establish commercial corridors utilizing market rent studies to more adequately reflect commercial assessments utilizing the income approach, beginning late this year, to assure the most contemporary rental rates possible are reflected in the January 1, 2016 valuation.
- 5) We propose instituting proposed land pricing beginning only 45 days after starting the project. **While not typical**, the formation of neighborhoods in the previous project allows us to make certain inferences based upon existing models—and it will make residential component pricing models more meaningful during initial analysis—while the spatial component of ArcGIS and SPSS for means testing of neighborhood land valuations (and our extensive experience with the Univers CAMA platform) allows for easy manipulation of 'macro' changes to reflect ongoing market activity.
- 6) **We always provide for the defense and support of values for the life of the revaluation cycle, at all formal hearings including PTC, at no additional cost to the County.**

REFERENCES

Project	Effective	Type	A/S Ratio	COD	Contact Name	Phone
Bladen County, North Carolina	1/1/2007	Turnkey	1.0000	30.96	Margarette Coble, Tax Assessor	(910) 862-6730
Lee County, North Carolina	1/1/2007	SOV	1.0000	17.27	Transferred	
Moore County, North Carolina	1/1/2007	Commercial	1.0000	7.19	J. Wayne Vest, Tax Administrator	(910) 947-6388
Wilson County, North Carolina	1/1/2008	Turnkey	1.0000	14.14	Randy Faircloth, Tax Administrator	(252) 399-2915
Yancey County, North Carolina	1/1/2008	Turnkey	0.9974	10.88	Jeff Boone, Tax Administrator	(828) 682-2197
Martin County, North Carolina	1/1/2009	Turnkey	1.0020	10.70	Hilton Edmondson, Tax Assessor	(252) 789-4350
Polk County, North Carolina	1/1/2009	Canvassing	N/A	N/A	John Bridgers, Tax Assessor	(828) 894-8954
Pender County, North Carolina	1/1/2011	Turnkey	1.0068	32.71	Coby Heath, Tax Assessor	(910) 259-1221
Cherokee County, North Carolina	1/1/2012	Consulting	0.9800	26.28	Larry Barton, Tax Administrator	(828) 837-6626
Franklin County, North Carolina	1/1/2012	Turnkey	1.0000	14.40	Jimmy Tanner, Tax Administrator	(919) 496-2172
Pamlico County, North Carolina	1/1/2012	Turnkey	.9728	18.49	Kathryn Tyndall, Tax Administrator	(252) 745-4125
Swain County, North Carolina	1/1/2013	Turnkey	0.9991	3.90	Peggy Hyde, Tax Administrator	(828) 488-9273
Bladen County, North Carolina	1/1/2015	Turnkey	I/P	I/P	Chris Ellis, Tax Administrator	(910) 862-6730

Other

David Etheridge, Attorney - PTC trial assistance & testimony (828) 682-6112
Charles C. Meeker, Attorney - PTC trial assistance & testimony (919) 890-4168

Note: Pamlico's revaluation went effective four months after Hurricane Irene, and all damaged properties were re-canvassed prior to finalization.

Assessment Solutions of North Carolina, Inc.
North Carolina County Revaluation **PACE** Program

What's in it for Yancey County?

Planning

- Effective time management minimizes delays
- Effective project management ensures all parties remain on same page
- Assures resource management (no 'hurry up and wait')
- Measurable objectives
- **No surprises!**

Accountability

- North County is our home. All officers and employees live here.
- Total Quality Management
- Monthly, written reports
- All personnel are certified, registered and bonded
- Staff Appraisers are specialists in their fields
- **Smaller company – personal service**

Communication

- Customer service. Period.
- Public relations program
- Civic and neighborhood presentations
- Instructive approach to questions (education is key)
- **Information is key; we strive to ensure the keyring is always in YOUR pocket**

Efficiency

- Low overhead means less wasted resources
- Automation saves time, minimizes errors and reduces required personnel
- We're already licensees of ArcGIS, SPSS, and other required software
- Hybrid automobiles diminish impacts of fluctuating fuel costs
- Streamlined approach to valuation minimizes downtime
- **Operational savings = lower prices**

We've got something to prove! Let us prove it to you!